

City of Sacramento

Legislation Text

File #: 2018-01458, **Version:** 1

Title:

Vacation of a Portion of Orchard Lane North of West El Camino Avenue, Within Council District 4 [Noticed 11/13/2018 & 11/20/2018]

File ID: 2018-01458

Location: District 4

Recommendation:

Conduct a public hearing and upon conclusion, adopt a Resolution vacating a portion of Orchard Lane, north of West El Camino Avenue.

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Presenter: Jair Bautista, Engineering Technician, (916) 808-7929, Department of Public Works

Attachments:

- 1-Description/Analysis
- 2-Resolution
- 3-Exhibit A-Legal Description of Area to be Vacated
- 4-Exhibit B-Plat/Map of Area to be Vacated

Description/Analysis

Issue Detail: Cappel Real Estate Holdings, LLC, owner of the parcel adjacent to Orchard Lane, is requesting the vacation of a portion of Orchard Lane north of West El Camino Avenue. The request is made to facilitate a new development project known as The Core Natomas which will construct 300 apartment units. Orchard Lane is 50 feet wide and the requested vacation spans the westerly 25 feet, spans a distance of 701.58 feet, and covers approximately 0.38 acres. This vacation request encompasses half of Orchard Lane's width and Public Works will be processing the vacation of the remaining portion of Orchard Lane associated with a neighboring development project (The Cove/River Oaks) in the coming weeks. The abandoned 25 feet will serve as the required building

setback per the site plans depicted in the Planning and Design Commission Record of Decision (P18-011), which was approved on August 30, 2018.

Policy Considerations: The Planning and Design Commission, in its Record of Decision for the Core Natomas Project (P18-011) found that the project is consistent with the 2035 General Plan. This vacation is in compliance with the California Streets and Highways Code Sections 8310-8325 which provides the legislative authority and process to vacate all or part of a street, highway, or public service easement within the city.

Economic Impacts: None.

Environmental Considerations:

California Environmental Quality Act (CEQA): The requested action, consisting of the vacation of the westerly 25 feet of roadway easement at Orchard Lane adjacent to 2705 Orchard Lane, is part of the implementation of The Core Natomas (P18-011) project that was reviewed and evaluated pursuant to the California Environmental Quality Act (CEQA). On August 30, 2018 the City Planning and Design Commission adopted a mitigated negative declaration (MND) and mitigation monitoring plan and approved the project. Following adoption of the MND a Notice of Determination was filed with the Sacramento County Clerk's Office. This action would result in no additional environmental effects beyond what as evaluated in the adopted MND. No additional environmental review is required.

Sustainability: Not Applicable.

Commission/Committee Action: None.

Rationale for Recommendation: Approval of this abandonment request will facilitate the construction of the new apartment dwellings as laid out in the Planning and Design Commission Record of Decision (P18-011). The service easements along this right-of-way are proposed to be retained which satisfies the various utility agencies' requirements. Staff, along with various agencies, supports this vacation request.

Financial Considerations: The applicant is responsible for all fees required to process this application at no cost to the City.

Local Business Enterprise (LBE): Not applicable.